

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF TWELFTH BAPTIST CHURCH, INC.
DISPOSITION PARCEL L-35
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Twelfth Baptist Church, Inc., has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel L-35 in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Twelfth Baptist Church, Inc., be and hereby is tentatively designated as Redeveloper of Disposition Parcel L-35 in the Washington Park Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel L-35 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

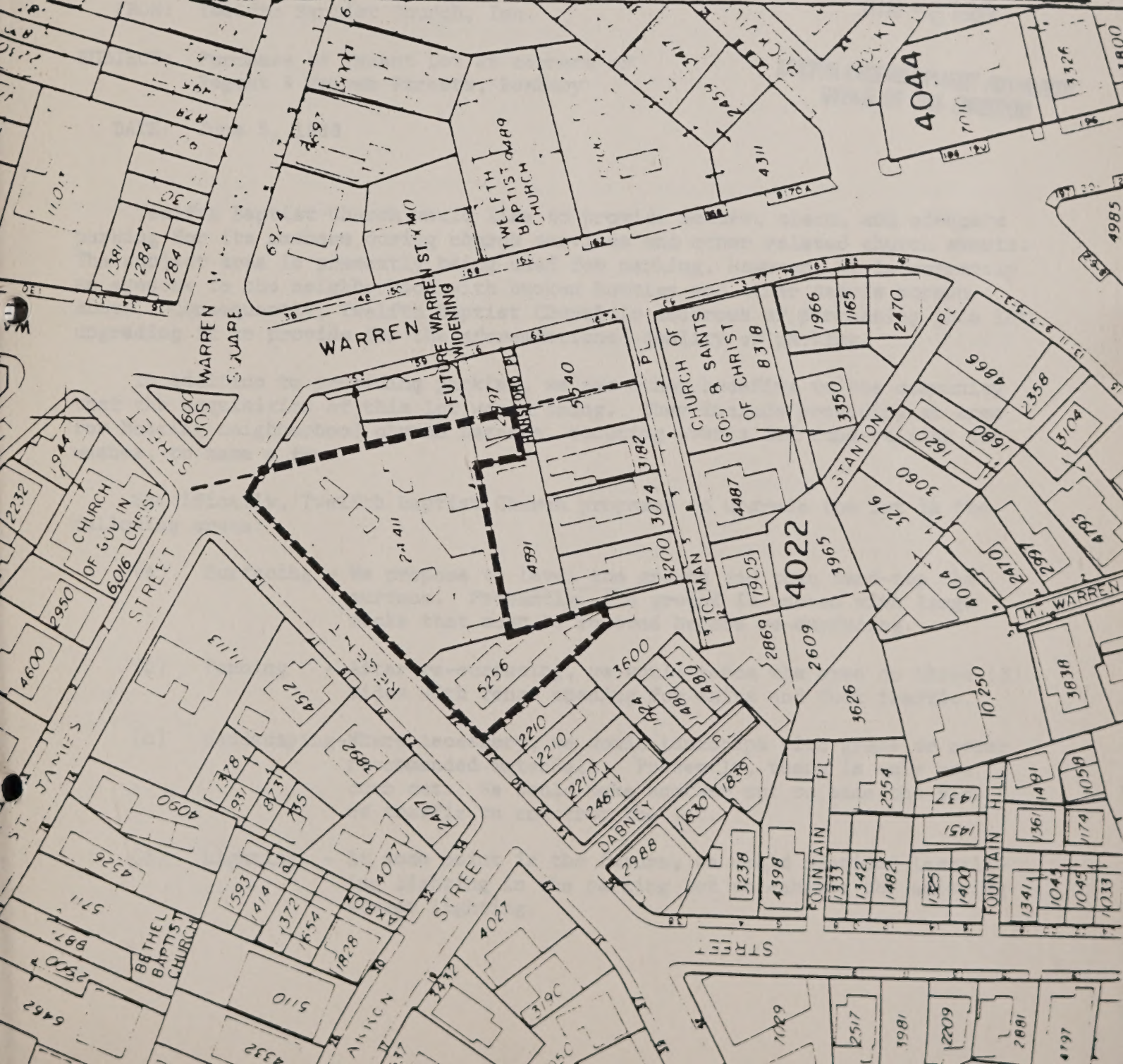
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

ADDRESS Corner Warren
 Regent Street
 AREA 25,469 s.f.
 WIDTH 120 feet
 DEPTH 200 feet
 SITE
 ACCESS Regent Street
 PARKING 20 Cars
 DU's
 TYPE
 ZONING L-1/IJ-1
 USE Commercial (rest-
 aurant)

NOTES:
 PARCEL BOUNDARIES AND AREAS BASED ON
 CITY ASSESSOR'S MAPS ARE APPROXIMATE,
 PENDING FINAL SURVEYS.
 FOR DEFINITIONS, STANDARDS & CONTROLS
 SEE:
 WASHINGTON PARK URBAN RENEWAL PLAN
 PROJECT NO. MASS. R-24
 BOSTON REDEVELOPMENT AUTHORITY
 FEBRUARY 25, 1983.



DISPOSITION
 PARCELS
 DATE
 WASHINGTON PARK
 URBAN RENEWAL AREA
 MASSACHUSETTS R-24
 BOSTON REDEVELOPMENT AUTHORITY



Twelfth Baptist Church, Inc.

160 WARREN STREET
ROXBURY, MASSACHUSETTS 02119
TELEPHONE 427-8854
442-7855

Dick Jones

DR. MICHAEL E. HAYNES
MINISTER

PROPOSAL

RECEIVED

JUN - 6 1983

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

TO: Robert Ryan - Boston Redevelopment Authority
FROM: Twelfth Baptist Church, Inc.
SUBJECT: Purchase of Vacant Lot at corners of
Regent & Warren Streets, Roxbury
DATE: June 5, 1983

Twelfth Baptist Church would like to provide secure, clean, and adequate parking for its members during church services and other related church events. The subject area is presently being used for parking, however, it is currently an eyesore to the neighborhood with broken bottles and other debris strewn about. Consequently, Twelfth Baptist Church is desirous of purchasing this lot, upgrading it to provide for the aforementioned quality of parking.

In addition to providing parking, we see other benefits to the community that the acquisition of this lot would bring. They include providing an area for hosting neighborhood church bazaars, scouting events and fund-raising car washes, to name a few.

Specifically, Twelfth Baptist Church proposes to upgrade the lot in the following areas:

- (a) Surfacing - We propose to level the ground and then hard-top the surface. Presently, the ground is uneven with large rocks that must be removed before re-surfacing.
- (b) Fencing - After re-surfacing, we would fence the area on three (3) sides with fence opening for exits and foot traffic.
- (c) Landscaping - Where necessary, we would landscape with grass or other recommended materials. Presently, there is only one curb cut. We would make another cut to ease the flow of traffic to and from the lot.
- (d) Lighting - At some point in the future, we would consider installing lighting in the parking lot to enhance the existing street lighting.

TWELFTH BAPTIST CHURCH, INC.

Robert Ryan - Boston Redevelopment Authority

Page 2

June 5, 1983

The acquisition of this lot by Twelfth Baptist Church will provide the following advantages to the city and the local neighborhood:

- . Alleviate congested parking in the area
- . Improve the flow of traffic on Warren and adjacent Streets
- . Improve the appearance and raise property values in the area
- . Provide an area for church and neighborhood activities

Accordingly, Twelfth Baptist Church, Inc. requests that the subject area be acquired by Twelfth Baptist Church from the Boston Redevelopment Authority.

Robert L. Thompson, Sr.

Robert L. Thompson, Sr.
Vice-Chairman, Board of Trustees

Raymond Fisher

Raymond Fisher
Assistant Treasurer

RF/man
attachments

cc: Mr. Robert Farrell
Mr. Joseph Walsh
Mr. James Flaherty
Mr. William McDermott
Mr. Clarence J. Jones

ALSTON'S TRUCKING & ASPHALT CO.

Prompt & Efficient Service
10 Emrose Terrace
DORCHESTER, MASSACHUSETTS 02125
(617) 427-2546

PROPOSAL SUBMITTED TO		PHONE	DATE <i>April 29, 1983</i>
CITY, STATE AND ZIP CODE		JOB NAME	
ARCHITECT		JOB LOCATION	
DATE OF PLANS		JOB PHONE	

We hereby submit specifications and estimates for:

- Excavate for lot for new parking lot to grade. And put down gravel for base for new asphalt.*
- 1- 3333 sq. yd. @ \$6.00 = \$19,998.00 1 1/2" 1" 2 1/2" in all with 4" of gravel base.*
- 2- Make new sidewalk opening for driveway (I) \$825.00*

Asphalt \$19,998.00
Gravel \$1,200.00
Sidewalk \$825.00
\$22,023.00

We **Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

dollars (\$ *22,023.00*).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

4/29/83

Signature _____

Signature _____

Quincy E. Alston

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

Twelfth Baptist Church, Inc.

b. Address and ZIP Code of Redeveloper:

160 Warren Street - Roxbury, MA 02119

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Washington Park Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows²

Corners of Regent & Warren Streets

PARCEL L-35

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:☐ A corporation.☒ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
Established in 1840 but incorporated in 1956.

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

NA

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹ NA
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. *see attached sheet*
If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. NA
If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. NA
If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NA

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

NA

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

NA

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation. \$
- d. Cost per dwelling unit of any residential rehabilitation. \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation.

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
--------------------------------	----------------------------------	------------------------------

NA

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices.

CERTIFICATION

I (We) Twelfth Baptist Church (Robert L. Thompson)

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 12/18/83

Dated: _____

Robert L. Thompson
Signature

Signature

Trustee
Title

Title

160 Warren St Roxbury MA 02119
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department or agency of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

or Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes."

1. a. Name of Redeveloper: TWELFTH BAPTIST CHURCH, INC.

b. Address and ZIP Code of Redeveloper:

160 Warren Street - Roxbury, MA 02119

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Washington Park Urban Renewal Project

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:

Cornors of Regent & Warren Streets
PARCEL L-35

Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?

☐ YES

☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

3. The financial condition of the Redeveloper, as of November 30, 1983, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

NA

funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

NA

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

First National Bank of Boston, Boston 02105
Home Owners Federal Savings Bank
Money Market Certificates

\$ 44,625.50

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

NA

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

NA

7. Names and addresses of bank references:

First National Bank of Boston Roxbury, MA Mr. James Coughlin, Mgr.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Moreland Street Parking Lot adjacent to Church. Landscaped, line drawn, cement barriers placed and maintained by custodial staff of Twelfth Baptist Church.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

NA

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

NA

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder: NA

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

\$

a. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain:

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain:

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) ✓ Twelfth Baptist Church (Robert L. Thompson)

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: ✓ 12/18/83

Dated: _____

✓ Robert L. Thompson
Signature

Signature

Trustee
Title

Title

160 Warren St Roxbury Ma 02119
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

BOARD OF TRUSTEES
TWELFTH BAPTIST CHURCH, INC.

BELL, Clara T.

BOOTH, Percy,

FISHER, Raymond T.

HALE, George

JONES, Clarence J.

JENKINS, Leroy

JOHNSON, Mabel M.

LAWSON, Frances A.

MORRIS, Roger V.

STEVENS, Colonel

THOMPSON, Robert. Sr.

WHITE, John A

WHITTAKER, Elise D.

MEMORANDUM

DECEMBER 22, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: WASHINGTON PARK PROJECT MASS. R-24
TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL L-35

Robert L. Thompson, Sr., Vice Chairman of the Board of Trustees of the Twelfth Baptist Church, Inc. has written to the Authority requesting to be designated developer of Parcel L-35.

Disposition Parcel L-35 is located across the street from the Twelfth Baptist Church on Warren Street at 149 Warren Street with approximately 24,411 square feet of vacant land in the Washington Park Urban Renewal Area.

The church has had a license effective since August 1, 1980 from the Authority to operate a church related non-commercial parking lot on said parcel. The Authority has received no complaints from this use.

The church is proposing to purchase this parcel from the Authority to construct a permanent parking lot in two phases. The first phase will be leveling and surfacing the lot at a cost of \$22,000. When the actual work begins, preparations will be made to allow landscaping and lighting to enhance the area.

The community will benefit as a result of this improvement for the area not only will be landscaped, but the church will allow community events to be hosted on the site when appropriate.

It is recommended that the Authority tentatively designate Twelfth Baptist Church, Inc. as redeveloper of Parcel L-35 in the Washington Park Urban Renewal Area.

An appropriate resolution is attached.

Attachment